

48664-48668

MILMONT DRIVE, FREMONT, CA



INVESTMENT SUMMARY



Jones Lang LaSalle Americas, Inc. ("JLL"), California Real Estate License #01223413

VACANT VALUE-ADD OPPORTUNITY | ADVANCED MANUFACTURING / LIFE SCIENCES (GMP) | SILICON VALLEY



The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **48664-48668 Milmont Drive** ("48664-48668 Milmont" or the "Property"), advanced manufacturing / life sciences (GMP) facility located in one of the Bay Area's most highly coveted manufacturing submarkets, Fremont.

Over the last few years, Fremont has experienced a dramatic influx of tenants from the Silicon Valley and San Francisco Peninsula who are being displaced by the continuous expansion of tech giants and the correlated supply/demand imbalance of R&D/advanced manufacturing space in those core submarkets. Additionally, the rise and evolution of the life sciences sector across the Bay Area has created a new demand driver in Fremont. Life sciences tenants looking for both GMP space and access to a highly talented labor pool have limited options to choose from. This has pushed tenants to look across the Peninsula to the I-880 corridor. Fremont has become the submarket of choice due to its broad accessibility to the Bay Area, supply of excellent R&D space, the new BART extension, access to high level engineering and manufacturing labor, its expanding residential supply and the business-friendly environment in Fremont. Ideally located in Warm Springs, the Property is poised to benefit from the strong and improving market fundamentals in Fremont. Situated between the Interstate 880 and 680, and within close proximity to best in class amenities, the Property is well positioned to capture a diverse array of tenant demand.

48664-48668 Milmont offers investors a rare, value-add investment opportunity featuring direct access to both Interstate 880 and 680, a highly improved manufacturing space and a compelling Fremont location with close proximity to a variety of retail options.

Property Summary

Building Address	48664 - 48668 Milmont Drive, Fremont, CA 94538
Product Type	Advanced Manufacturing / Life Sciences (GMP)
Stories	Two (2)
Premises	68,441 square feet
Site	3.9 acres
Year Built	1985
Parking / Ratio	155 spaces (2.3 / 1,000 square feet)
APN	519-1010-116-00
Occupancy	0%



68,441
SQUARE
FEET

3.9
ACRES

18'-20'
CLEAR
HEIGHTS

2,800
AMPS

Investment Highlights



Centralized Bay Area
Location with Superior Access
to I-880 & I-680



Highly Improved
Infrastructure & Tenant
Optionality



Adjacent to
High-Profile Advanced
Manufacturing Neighbor -
Tesla



Blossoming Fremont
Location Including Warm
Springs BART



Amenity Rich
Location with Superior Bay
Area Access

Investment Highlights

CENTRALIZED BAY AREA LOCATION

48664-48668 Milmont is prominently located off I-880 with quick access to I-680 via Scott Creek Road. The Property's excellent Fremont location provides access to broader Silicon Valley via I-880 and State Routes 237 and 84. Both I-680 and I-880 serve as major East Bay thoroughfares providing access to a variety of bedroom communities. Fremont is the Bay Area's fourth largest city with a population of nearly 236,000 people, providing local companies with a strong employment base.

HIGHLY IMPROVED INFRASTRUCTURE & TENANT OPTIONALITY

Ideally configured, the two-story Property features 2,800 amps of power, two grade level loading doors, seismically reinforced walls and 18-20 foot ceiling heights, providing flexibility for future user requirements. Having been constructed in 1985, the building boasts premier features like dramatic glass lines, generous loading areas, and a stunning office finish. These desirable physical attributes and the 3.9-acre parcel size will appeal to a variety of tenants and uses including R&D, advanced manufacturing and life sciences (GMP).



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WARM SPRINGS BART STATION

WARM SPRINGS BART EXPANSION

The Property is 3.9 miles from the recently opened Warm Springs BART station, which provides a mass transit option for the Bay Area's largest population cluster to access the Property. Included in the BART expansion is Fremont's focus on the Warm Springs Innovation District which encompasses 879 acres bounded by I-680, I-880, Auto Mall Parkway and Mission Boulevard. The rezoned area will feature a new supply of high density residential, office, R&D, hospitality and retail product centered around the BART station.

BLOSSOMING FREMONT LOCATION

Fremont has been transformed into an innovative tech-hub catering to clean-tech, auto tech, life sciences and other tech industries. In recent years, the business-friendly city has increasingly become a preferred Silicon Valley R&D location. Fremont provides convenient access to a diverse and highly educated labor pool and numerous affordable and executive housing communities. In addition to Tesla's major footprint in Fremont, Facebook has made a sizable expansion into Fremont. This migration east of Facebook's Menlo Park headquarters further validates Fremont while also further bolstering market fundamentals.



SUNNYHILLS SHOPPING CENTER



SILICON VALLEY'S SHRINKING R&D INVENTORY

Assets like 48664-48668 Milmont are in high-demand as the Bay Area's technology and life sciences industries continue to grow and evolve. Rising market rental rates and strong tenant demand across Silicon Valley has influenced investors to redevelop older R&D buildings, replacing them with high-density residential or Class A office space. Future development of R&D assets will be very limited based on prohibitive land and construction costs. The City of Fremont has indicated its desire to support innovation and promote the development of R&D assets. This future R&D development has the potential to further elevate Fremont's status as Silicon Valley's preeminent R&D submarket, fostering additional tenant demand while encouraging market rent growth.

SUNNYHILLS SHOPPING CENTER ADJACENCY

48664-48668 Milmont is just over a mile away from the Sunnyhills Shopping Center, offering a rare amenity in Silicon Valley where there are limited, high-quality retail offerings within walking distance most office and R&D properties in the broader market. In addition to being adjacent to Sunnyhills Shopping Center, the Property is a short distance from Pacific Commons in Fremont, the Great Mall in Milpitas and the New Park Mall in Newark.



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